

EDISON WEST UNIT 1
NO. OF LOTS = 11
ACREAGE = 1.29 AC.
DENSITY = 8.53 UNIT/AC.

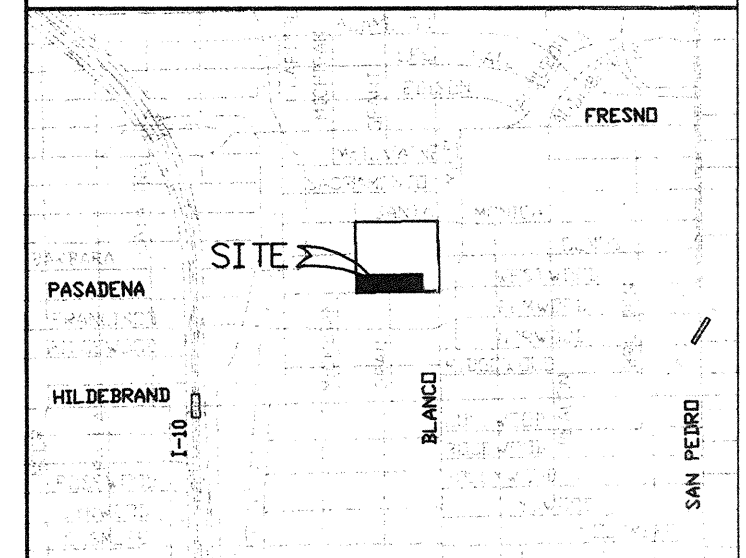
PASADENA HEIGHTS UNIT 1
NO. OF LOTS = 36
ACREAGE = 6.6 AC.
DENSITY = 5.45 UNIT/AC.

PASADENA HEIGHTS UNIT 2
NO. OF LOTS = 1
ACREAGE = 2.8 AC.
COMMERCIAL

PASADENA HEIGHTS / EDISON WEST SUBDIVISIONS PRELIMINARY OVERALL AREA DEVELOPMENT PLAN					
990207		M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS (210) 681-2951		DATE	DESCRIPTION
		MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250		LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250	
DRAWN BY: J.E.H.		DATE: 2/8/99		SHEET 1 OF 1	
CHECKED BY: S.L.		JOB NO.: 158401			

#627

PLAT NO. 990160



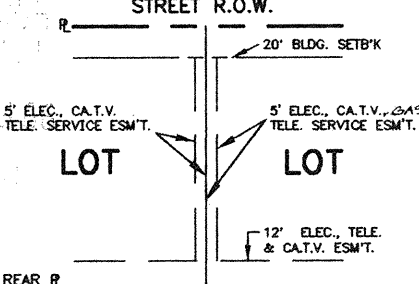
LOCATION MAP N.T.S.

M.W. CUDE ENGINEERS, L.L.C.
EDISON WEST SUBDIVISION UNIT 1

LEGEND

- ELEC. = ELECTRIC
- TEL. = TELEPHONE
- CA.T.V. = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- INDICATES IRON PIN SET OR FOUND

ALL LOTS ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC EASEMENT UNLESS OTHERWISE NOTED.



- NOTE: ① FIVE (5) FOOT ELECTRIC, C.A.T.V., TELEPHONE & GAS SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.
- ② ALL FIVE (5) FOOT ELECTRIC, C.A.T.V., TELEPHONE & GAS SERVICE EASEMENTS TERMINATE AT THE BUILDING SETBACK LINE WHEN LOTS ARE SERVED BY REAR LOT UNDERGROUND ELECTRIC, C.A.T.V. & TELEPHONE FACILITIES.
- ③ CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE: 1"=100'

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

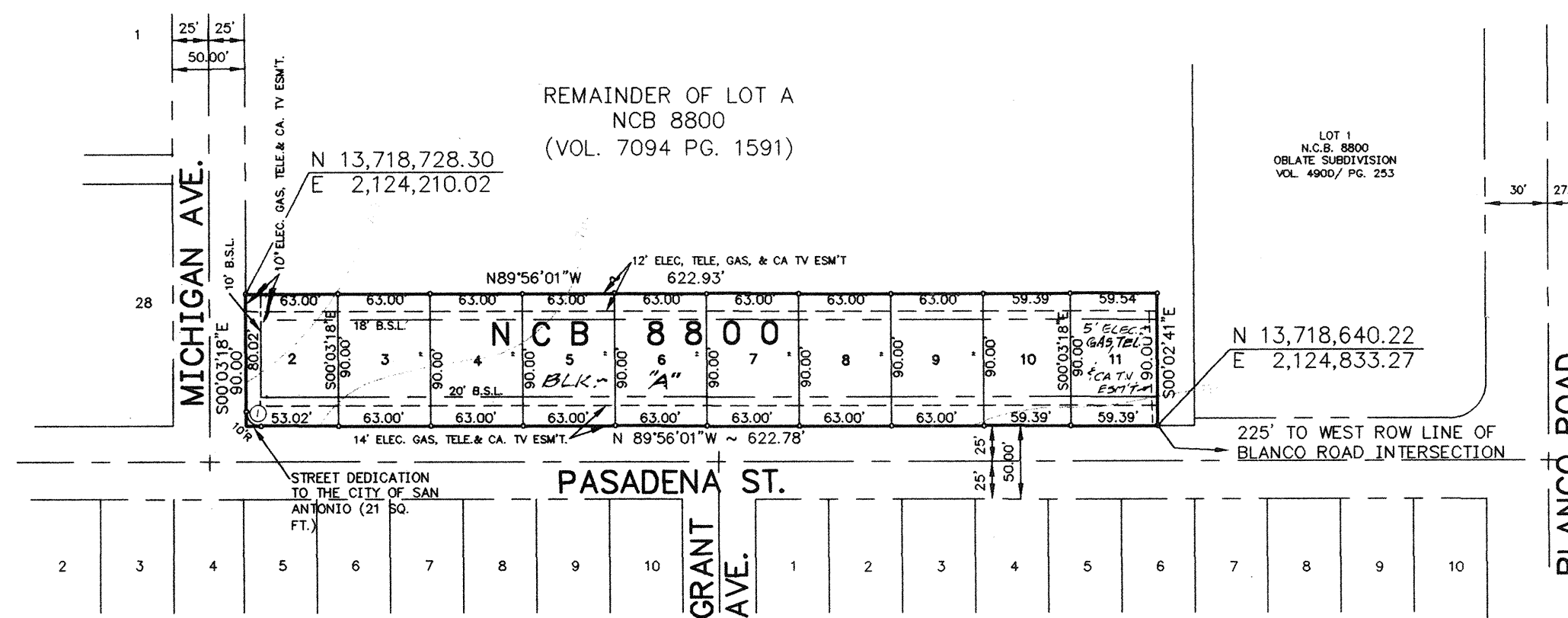
GPS NOTE:

ORIGIN OF STATE PLANE COORDINATES:
N.G.S. MARK "MILLER P.I.D. # AY0121"

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE DATA

①
Δ=89°51'57"
R=10.00'
L=15.68'
T=9.98'



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF FEBRUARY, A.D. 1999
[Signature]
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF February, A.D. 1999
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

EDISON WEST SUBDIVISION UNIT 1
BEING LOTS 2 - 11 (1.29 ACRES), NCB 8800, SAN ANTONIO, BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF EDISON WEST SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS _____ DAY OF _____ A.D. 19 _____

BY _____ CHAIRMAN
BY _____ SECRETARY

SHEET 1 OF 1
DATE: FEB. 18, 1999

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF FEBRUARY, A.D. 1999
[Signature]
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK BEXAR COUNTY TEXAS
BY _____ DEPUTY

#627



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: February 22, 1999 Name of POADP: Edison West

Owner/Agent: City of San Antonio Engineer/Surveyor: M.W. Cude Engineers, L.L.C.

Address: 506 Dolorosa Address: 10325 Bandera Road

San Antonio, TX Phone: 210-207-7881 San Antonio, TX Phone: 210-681-2951

Existing zoning: B Proposed zoning: N/A

Texas State Plane Coordinates: X: 2, 124, 883.27 Y: 13, 718, 640.22
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>46</u>	<u>7.95</u>
Non-Single Family (NSF)	<u> </u>	<u> </u>
Commercial & Other	<u> </u>	<u> </u>
TOTAL:	<u> </u>	<u> </u>

582
C-6

Contact Person:

Print Name: Susan D. Landreth Signature: *Susan D. Landreth*

Date: February 22, 1999 Tele: 210-681-2951 Fax: 210-523-7112

Is there a previous POADP for this site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Are there any plats associated with this POADP or site? Name Edison West U-1 No. 990160

Name Edison West U-2 No.

Name No.

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

April 9, 1999

Susan D. Landreth
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Pasadena Heights

POADP # 627

Dear Ms. Landreth:

The City Staff Development Review Committee has reviewed Pasadena Heights Subdivision Preliminary Overall Area Development Plan # 627. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- A variance may be required for the northern most Local Type A Street, because the centerline is less than 125 feet from the centerline of Santa Anna.
- A variance may be required for the property line radius for the two 90 degree elbows on the proposed Local Type A streets, which require at least 25 feet.
- A variance may be required for the 90 degree elbows, which are extending into private property.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Morcivais".

Emil R. Morcivais, AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Edison West Subdivision, POADP

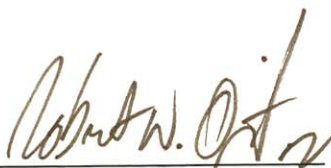
Date: March 3, 1999

The Streets and Traffic Engineering Division has received and disapproves with the Edison West Subdivision POADP for the following reasons:

- The northern most Local Type A Street center line is less than 125 feet from the centerline of Santa Anna.
- Property line radius for the two 90 degree elbows on the proposed Local Type A Streets must be at least 25 feet.
- Both 90 degree elbows are extending into private property.

In addition to these comments, it is recommended to ask for at least one foot non-vehicular access easement on the east side of the proposed north-south Local Type A Street in order to restrict cut through traffic to Blanco Rd.

Please contact this office if there are any questions



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

called 3.8.99



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

RECEIVED
99 MAR -8 PM 3:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 8, 1999

Planning Department
Attn: Ms. Elizabeth Carol
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

RE: Edison West Subdivision, POADP

Dear Ms. Carol:

This letter serves as a response to the comments from Mr. Opitz, Development Review and Drainage, dated March 4, 1999. The following responses are provided to the comments:

Comment: The northern most Local Type A Street center line is less than 125 feet from the centerline of Santa Anna.

Our office has been informed that Mr. Andy Ballard, P.E. has approved the layout and will support a variance to the minimum separation of street centerline intersections.

Comment: Property line radius for the two 90 degree elbows on the proposed Local Type A Streets must be at least 25 feet.

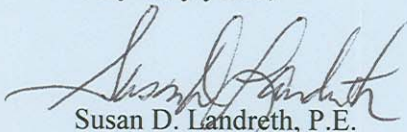
Per the Unified Development Code Chapter 35, Section A208, Property Line and Curb Returns, the minimum radius for two local type streets with interior angle between 85 and 125 degrees is 5 feet. We have made the property line radius at interior angles 10 feet.

Comment: Both 90 degree elbows are extending into private property.

Both 90 degree elbows have been pulled back and a 1 foot non-vehicular access easement has been provided.

Revisions have been made to the Plan and a Traffic Impact Analysis worksheet has been provided. Please process this submittal for review and approval. If you have any questions, please contact this office.

Very truly yours,


Susan D. Landreth, P.E.
Project Manager

Attachments

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 27 February 24, 1999

EDISON WEST UI
SUBDIVISION NAME

MAJOR PLAT

990160
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 C-6

OWNER: City of San Antonio

ENGINEER: M. W. Cude Engineers, L.L.C.

Date filed with Planning Commission: See variance discussion

Location: Near the northwest corner of Blanco Road and Pasadena Road.

Services Available: SAWS Water and Sewer

Zoning: R-1 Single Family Residential District

Proposed Use: Residential

Plat is in accordance with:

The POADP is forthcoming.

APPLICANT'S PROPOSAL:

To plat 10 single family lots consisting of 1.29 acres.

DISCUSSION:

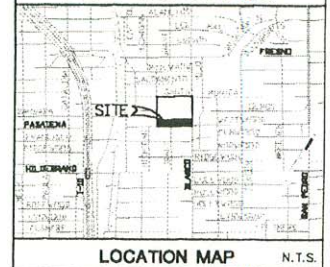
A request for variance to the Unified Development Code requirements regarding construction of public improvements has been submitted for review. In order to meet certain contractual agreements, the City is asking the Planning Commission to grant such variance prior to completion of the plat filing or bonding of the improvements. Because this is a City project, completion of the improvements is assured.

The approval of the variance, plat and its recording with the County Clerks office will allow the necessary lot conveyance to meet construction time frames and dead lines.

STAFF RECOMMENDATION:

Approval

PLAT NO. 990160



LOCATION MAP N.T.S.
M.W. CUDE ENGINEERS, L.L.C.
EDISON WEST SUBDIVISION UNIT 1

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, IMPROVING, PATROLLING AND ERECTING POLES, HANDS, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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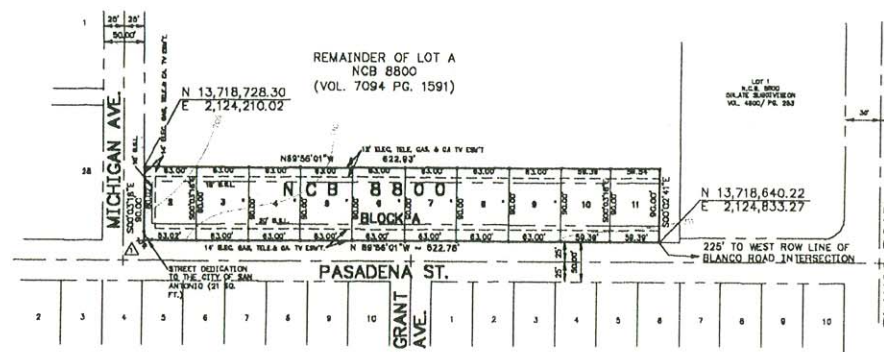
GPS NOTE:

DESIGN OF STATE PLANE COORDINATES
N.E.B. MARK MILLER P.L.L.C. # 470121

WASTEWATER ECU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE DATA

$\Delta = 89^\circ 51' 51''$
 $R = 10.00'$
 $L = 15.68'$
 $T = 6.66'$



LEGEND

ELEC. = ELECTRIC
TEL. = TELEPHONE
CA.T.V. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
• INDICATES IRON PIN SET OR FOUND

ALL LOTS ARE SUBJECT TO THOSE ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND.
NOTE: 1. ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND ARE SUBJECT TO THOSE ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND.
2. ALL ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND ARE SUBJECT TO THOSE ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND.
3. CONCRETE OR OTHER STRUCTURES ARE ALLOWED WITHIN THE ELEC. OR TEL. SERVICE EASEMENTS OR B.S.L. SETBACKS SHOWN ON THE GROUND IF THEY DO NOT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN.

SCALE: 1"=100'

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF EASEMENTS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL V. CUDE, P.E.

REGISTERED PROFESSIONAL ENGINEER

SHOWN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ A.D. 18 ____

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATED TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

A.D. ____

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

EDISON WEST SUBDIVISION UNIT 1
BEING LOTS 2 - 11 (1.28 ACRES), NCB 8800, SAN ANTONIO, BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 581-2801
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78260

THIS PLAT OF _____ EDISON WEST SUBDIVISION UNIT 1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D. 18 ____

BY _____ CHAIRMAN

BY _____ SECRETARY

SHEET 1 OF 1
DATE: FEB. 18, 1999

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL V. CUDE, R. P. L. S. REGISTERED PROFESSIONAL LAND SURVEYOR

SHOWN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____

A.D. ____

NOTARY PUBLIC

BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE ____ DAY OF ____

A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____

A.D. ____ AT ____ M. IN THE RECORDS OF ____

OF SAID COUNTY IN BOOK VOLUME ____ ON PAGE ____

IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS

____ DAY OF ____ A.D. ____

COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY

City of San Antonio
PLANNING DEPARTMENT
Interdepartmental Correspondence

TO: Members of the Planning Commission

FROM: Emil R. Moncivais

COPIES: Christopher Brady; Frances Gonzalez; John German; Edward Guzman; file.

SUBJECT: Updated Request
Consideration to approve the Phase I Plat for the
City of San Antonio Affordable Parade of Homes Project
and a variance of the Unified Development Code certification process.

DATE: February 24, 1999

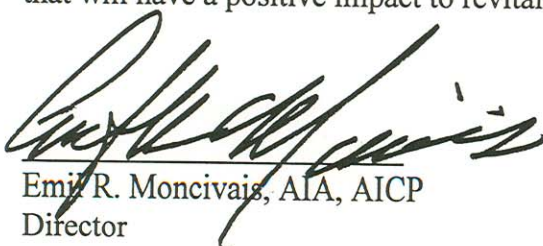
As you may know, as part of the City of San Antonio's community revitalization effort, the City is a partner with the San Antonio Builders Association and the San Antonio Housing Trust to build the annual Affordable Parade of Homes project. This year, the Affordable Parade of Homes project is located on the northwest corner of the Blanco Road and Pasadena Street intersection, on the former property owned by the Oblate Fathers, on a site near the Thomas Edison High School.

The purpose of this correspondence is to clarify a February 10, 1999 memo to the Planning Commission. Please note the following:

- the Planning Department is requesting approval for the final plat of the Phase I (shown as Unit 1) of the Affordable Parade of Homes along with a variance to the Unified Development Code certification process in order to convey lots to developers to meet the project's construction schedule. Planning Commission approval will allow for the issuance of (10) building permits to begin the Phase I construction of (10) houses along the existing Pasadena Street.
- Once Phase II is completed the project will total 46 housing units, including the rehabilitation of the historic McIlvaine House and the revitalization of commercial property along Blanco Road.

The Planning Department Director is certifying that Phase I meets all other Unified Development Code requirements and has coordinated with the Neighborhood Action Department, Public Works, Building Inspections and other public agencies.

Please contact me at 207-7952 or Jack Guerra at 207-2032 if you have any additional questions about the project. This year's Affordable Parade of Homes project promises again to be a project that will have a positive impact to revitalize the Edison West community.



Emil R. Moncivais, AIA, AICP
Director

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ROAD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CIVIL MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

GPS NOTE:

GRAND OF STATE PLUME COOPERATED
K.O.S. MARK: MILLER P.L.D. # 470121

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE	LENGTH	RADIUS	TANGENT
C1	15.69	10.00	9.98
C2	15.73	10.00	10.02
C3	15.69	10.00	9.98
C4	15.73	10.00	10.02
C5	15.78	10.00	10.05
C6	15.66	10.00	9.95
C7	134.78	50.00	220.33
C8	135.27	50.00	225.58

RECEIVED
99 APR 12 PM 3:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

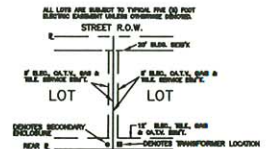
PLAT NO. 990207



LOCATION MAP N.T.S.
M.W. CUDE ENGINEERS, L.L.C.

LEGEND

ELEC. = ELECTRIC
TEL. = TELEPHONE
C.A.T.V. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
• INDICATES IRON PIN SET OR FOUND



NOTE: 1. THE 10' FOOT ELEC. G.A.T.V. AND B.S.L. SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS PLAT AS SHOWN ABOVE.
2. ALL 10' FOOT ELEC. G.A.T.V. AND B.S.L. SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS PLAT AS SHOWN ABOVE.
3. THE 10' FOOT ELEC. G.A.T.V. AND B.S.L. SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THIS PLAT AS SHOWN ABOVE.

SCALE: 1"=100'

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. V. CUDE ENGINEERS, L.L.C.
MICHAEL V. CUDE, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____, A.D. 19 ____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

A.D. ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
PASADENA HEIGHTS SUBDIVISION UNIT 1
BEING (6.66 ACRES) LOTS 12-21, BLOCK A, 1-16 BLOCK B, 1-10
BLOCK C, NCB 8800, SAN ANTONIO, BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
CML ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF PASADENA HEIGHTS UNIT 1 HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS ____ DAY OF ____, A.D. 19 ____

BY CHURMAN

BY SECRETARY

SHEET 1 OF 1
DATE: FEB. 26, 1999

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M. V. CUDE ENGINEERS, L.L.C.
MICHAEL V. CUDE, A. P. & S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE ____ DAY OF ____

A.D. ____ AT ____ AND DULY RECORDED THE ____ DAY OF ____

A.D. ____ IN THE RECORDS OF ____

OF SAID COUNTY IN BOOK VOLUME ____ ON PAGE ____

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND OFFICIAL SEAL OF OFFICE THIS

____ DAY OF ____ A.D. ____

COUNTY CLERK BEXAR COUNTY TEXAS

BY DEPUTY

Edison West

Mission

TIA - Worksheet

ISO of
another
local
street.

- locating a local street w/in traffic safety hazard

P.W. will not be supportive of their variance

- Cul-de-Sac are not to about the east property line.

- R.O.W. width is 60' for Blance Rd

- tree

Called
Sandi
3.1.99



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

TO: Planning Department

DATE: March 8, 1999

Attn: Ms. Elizabeth Carol

SUBJECT: Edison West Subdivision

Submitted herewith are six copies of the POADP, a Traffic Impact Analysis worksheet, and a letter response to the comments from Development Review and Drainage.

FOLD

If you have any questions, please call at 681-2951.

Dora Indes

Assumpta Sanchez
SIGNED



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

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99 APR - 6 PM 3:41

TO: Planning Dept.

DATE: April 6, '99

Elizabeth

SUBJECT: Edison West
to Pasadena High

6- Copies of Revised P.O.A.D.P.
"Revising Subdivision Name"

By

L. Sanchez

Dandi



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO: Dept. of Planning

DATE: April 12, 1999

SUBJECT: Pasadena Heights

Elizabeth

#990207

1 Revised Reduction as per your request

Thanks for all your help!

→
FOLD

←
FOLD

M. G.

RECEIVED
99 APR 12 PM 3:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

*Sincerely,
Sandy*

SIGNED